096.0	0004	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,224,800	/	1,224,800
USE VALUE:	1,224,800	/	1,224,800
ASSESSED:	1,224,800	/	1,224,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		UPLAND RD WEST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WISNIEWSKI LEONARD F JR
Owner 2:	WISNIEWSKI INGA Y
Owner 3:	
Street 1:	45 UPLAND RD WEST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PANCHERI FRANCESCO ETAL -
Owner 2:	PANCHERI LOUIS A & ELISA M/TRS -
Street 1:	45 UPLAND RD WEST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 16,930 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Wood Shingle Exterior and 3340 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16930.000	573,900	1,400	649,500	1,224,800
Total Card	0.389	573,900	1,400	649,500	1,224,800
Total Parcel	0.389	573,900	1,400	649,500	1,224,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.72 | /Parcel: 366.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 62915
GIS Ref:
GIS Ref:
Insp Date: 04/10/15

!7865!

PREVIOUS ASSESSMENT

Parcel ID: 096.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	573,900	1400	16,930.	649,500	1,224,800	1,224,800	Year End Roll	12/18/2019
2019	101	FV	429,300	1500	16,930.	649,500	1,080,300	1,080,300	Year End Roll	1/3/2019
2018	101	FV	429,300	1500	16,930.	556,700	987,500	987,500	Year End Roll	12/20/2017
2017	101	FV	429,300	1500	16,930.	519,600	950,400	950,400	Year End Roll	1/3/2017
2016	101	FV	429,300	1500	16,930.	445,400	876,200	876,200	Year End	1/4/2016
2015	101	FV	421,400	1500	16,930.	399,000	821,900	821,900	Year End Roll	12/11/2014
2014	101	FV	422,700	0	16,930.	369,300	792,000	792,000	Year End Roll	12/16/2013
2013	101	FV	422,700	0	16,930.	352,100	774,800	774,800		12/13/2012

PRINT

Date	Time
12/10/20	22:28:09

LAST REV

Date	Time
08/20/19	10:25:49

apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 7865

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PANCHERI FRANCE	71989-326	1	12/10/2018	Estate/Div	1,072,000	No	No	4	
PANCHERI FRANCE	70339-274		12/5/2017	Convenience	1	No	No		
RAUTENBERG GEOR	53477-63		8/31/2009		693,000	No	No		
CONRAGAN RUTH	22215-497		7/16/1992		317,500	No	No		Y

USER DEFINED

Prior Id # 1:	62915
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/14/2019	340	Add Bath	21,000	C				
9/27/2018	1402	Re-Roof	11,000	C				
3/18/2015	718	Solar Pa	267,748					Install solar roof
12/30/2014	1746	Solar Pa	4,000					
10/2/2009	931	Manual	6,500					

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2019	Mail Update	MM	Mary M
4/10/2015	Meas/Inspect	PT	Paul T
1/28/2014	Meas/Inspect	PC	PHIL C
2/26/2009	Meas/Inspect	163	PATRIOT
10/18/1999	Meas/Inspect	256	PATRIOT
7/30/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16930		Sq. Ft.	Site		0	70.	0.55	4									649,530						649,500	

Total AC/HA: 0.38866 | Total SF/SM: 16930 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 649,530 | Spl Credit | Total: 649,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.99296910
Const Adj.:	1.00289965
Adj $ / SQ:	124.481
Other Features:	102500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	705015
Depreciation:	131133
Depreciated Total:	573883

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

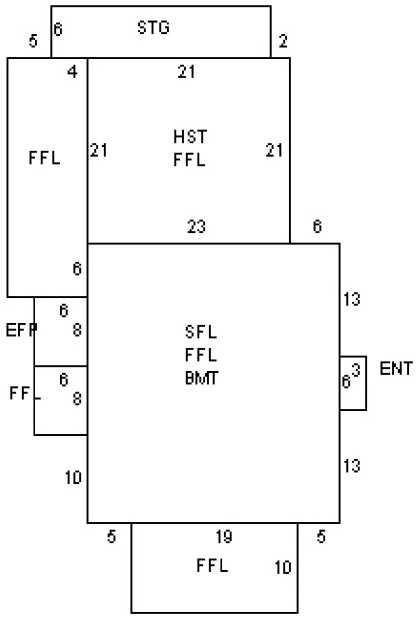
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	165.56
Special Features:	0	Val/Su Net:	136.45
Final Total:	573900	Val/Su SzAd	187.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,892	124.480	235,518
BMT	Basement	928	44.630	41,413
SFL	Second Floor	928	124.480	115,518
HST	Half Story	242	124.480	30,062
STG	Storage	150	7.350	1,103
EFP	Enclos Porch	48	72.810	3,495
ENT	ENTRY	18	26.480	477
	Net Sketched Area:	4,206	Total:	427,586
Size Ad	3061.5	Gross Are	4447	FinArea 3340

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 096.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12 x 12	A	AV	1980	4.85	T	31.2	101			500			500
A2	WOOD SHD	D	Y	1	12 x 12	A	AV	2005	7.39	T	11.2	101			900			900

More:	N	Total Yard Items:	1,400	Total Special Featues:		Total:	1,400